

TOWNSHIP OF ANTRIM, FRANKLIN COUNTY
COMMONWEALTH OF PENNSYLVANIA
ORDINANCE NO. 355 OF 2020

AN ORDINANCE AMENDING CHAPTER 125 ENTITLED "SUBDIVISION AND LAND DEVELOPMENT" AND CHAPTER 150 ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF ANTRIM.

WHEREAS, the Township of Antrim currently has subdivision and land development regulations as set forth in Chapter 125 of the Code of the Township of Antrim, Pennsylvania; and

WHEREAS, the Township of Antrim currently has zoning regulations as set forth in Chapter 150 of the Code of the Township of Antrim, Pennsylvania; and

WHEREAS, the Antrim Township Board of Supervisors desire to amend said Chapters 125 and 150 in order to promote the public health, safety and welfare of the residents of the Township.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Antrim pursuant to the "Pennsylvania Municipalities Code" (53 P.S. § 10101 et seq.) and the "Second Class Township Code" (53 P.S. § 65101 et seq.) that the "Code of the Township of Antrim" is amended as follows:

SECTION 1 – Chapter 125-9 entitled "Definitions." Shall be amended by adding a definition for Landscaping. The definition shall be inserted in alphabetical order and shall read as follows:

LANDSCAPING - The intentional planting and maintenance of plants, shrubs and trees, excluding areas of grass, for the purpose of creating an aesthetic environment, improving air quality, and reducing urban heat island index.

SECTION 2 – Chapter 125-14 entitled "Plan requirements." shall be amended by adding a second sentence after the first sentence under subsection (A). New subsection (A) shall read in its entirety:

- A. Plans shall be submitted on sheet sizes, 18 inches by 24 inches or 24 inches by 36 inches drawn to a scale not smaller than fifty (50) feet to the inch. The subdivision or development of lands that propose no street construction or other improvements that would require the need for greater detail may use a smaller scale so long as it is clear as to the plans intended purpose.

SECTION 3 - Chapter 125-15 entitled "Conservation Practices." shall be amended by deleting subsection (A)(1) in its entirety. New subsection (A)(1) shall read as follows:

(A)(1) Primary Conservation Areas shall be preserved in perpetuity by a Conservation Easement in all Zoning Districts. The Conservation Easement shall extend twenty (20) feet beyond the

perimeter of wetlands and steep slopes to provide a buffer zone. Flood Plains shall be in a Conservation Easement but are not required to have the twenty (20) foot buffer.

SECTION 4 – Chapter 125-15 entitled “Conservation Practices” subsection (D) entitled “Woodland Preservation.” shall be amended by deleting number 1 and replacing it with a new number 1. Number 2 shall be deleted in its entirety. New number 1 shall be inserted and read as follows.

1. Woodland preservation shall apply to all properties located in the A, R-1, R-2 and CC Zoning District.

The remaining sections shall be renumbered accordingly.

SECTION 5 - Chapter 125-15 entitled “Conservation Practices” subsection (G) entitled “Conservation Easement” (3)(c) and (d) shall be deleted in their entirety.

SECTION 6 – Chapter 125-17(D)(6) entitled “Parking Landscape requirements shall be amended by adding a second sentence after the first sentence to subsection (c). New subsection (c) shall read in its entirety:

(c) At least one (1) canopy (shade) tree for every eight (8) parking spaces or fraction thereof, located in internal planting island at least eight (8) feet in width, shall be provided. Trailer storage or tractor trailer parking shall incorporate the required number of canopy (shade) trees around the perimeter of the parking areas but are relieved from planting islands.

SECTION 7 - Chapter 125-17(D)(6) entitled “Parking Landscape requirements shall be amended by adding a second sentence after the first sentence to subsection (d). New subsection (d) shall read in its entirety:

(d) A maximum of fifteen (15) consecutive and contiguous parking spaces in a row shall be allowed without being separated by a landscaped island. Trailer storage and tractor trailer parking areas are exempt from this section.

SECTION 8 – Chapter 125-17(E)(3) entitled “Shared Use Trails” subsection (j) entitled “Safety Signage or markings.” shall be amended by removing the stop sign requirement at intersections and to require the use of pedestrian signage. The revised subsection (3)(j) shall read as follows:

(j) Safety Signage or Markings. Pedestrian crossing signage shall be provided where trails intersect streets. Pavement markings shall be provided at every crossing.

SECTION 9 – Chapter 150-26(B) entitled “The following uses shall be permitted in the Highway Commercial District with greater minimum area regulations.” shall be amended by alphabetically inserting “Warehousing and Distribution Center” as a permitted use under subsection (B). All remaining sections shall be re-numbered accordingly.

SECTION 10 – Chapter 150-30(A) entitled “The following uses shall be permitted in the Industrial District:” shall be amended by alphabetically inserting “Warehousing and Distribution Center” as a permitted use under subsection (A). The remaining sections shall be renumbered accordingly.

SECTION 11 – Chapter 150-30(B) entitled “The following uses shall be permitted in the Industrial District with greater minimum area regulations:” shall be amended by deleting number (2) “Distribution facility” in its entirety. The remaining sections shall be renumbered accordingly.

SECTION 12 – Chapter 150-59 entitled “Private outdoor swimming pools.” shall be amended by deleting subsection (A) in its entirety. The new subsection (A) shall read as follows:

(A) The water edge of such pool shall not be located nearer than twenty (20) feet to any lot line for an in-ground pool or nearer than fifteen (15) feet for an aboveground pool. Swimming pools located adjacent to a public or private street shall comply with the minimum area regulations for the zoning district in which it is located.

SECTION 13 – Chapter 150-63 entitled “Homeowners associations.” shall be amended by inserting a new subsection (G) entitled “Board Member Registration with the Township. Existing subsection (G) shall become new subsection (H). New subsection (G) shall read as follows:

(G) Board Member Registration with the Township.

The name, address, phone number and e-mail address of each Homeowners Association Board member shall be registered with Antrim Township. Their title in the association and their term to serve shall also be part of this registration. Registration shall be made in writing containing all required information. Registration shall be updated within 15 days of a position’s vacancy, fulfillment, or renewed term.

SECTION 14 – Chapter 150-64(D) entitled “Exempt signs.” shall be amended by adding a number 13. New number 13 shall read:

13. Changing the sign face so long as the overall size or height is not changing.

SECTION 15 - Effective Date. This Ordinance shall become effective in accordance with the law.


SECTION 16 – Repealer and Savings Clause. All other Township ordinances or parts of other ordinances in conflict herewith, are hereby repealed. Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceedings in any court, or any rights acquired, or liability incurred, or any cause or causes of action or acquired or existing, under the ordinances hereby repealed, nor shall any just or legal right or remedy of any character be lost, impaired or affected by the enactment of this ordinance.

SECTION 17 - Severability. If any chapter, article, section, or provision of this Ordinance should be decided by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

ENACTED by the Board of Supervisors of the Township of Antrim at its regular meeting the 14 day of April, 2020

Attest:

SUPERVISORS OF ANTRIM TOWNSHIP


Jennifer Becknell, Secretary


Pat Heraty, Chairman

